

AGENDA  
ZONING REVIEW BOARD  
JUNE 1, 2006  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR  
**MARKED AGENDA**

**NEW CASES:**

**Z-06-57**-An Ordinance by Councilmember Ivory Lee Young, Jr. to rezone **840, 850, 854 and 858 Simpson Street within the SPI-11 Vine City and Ashby Station Special Public Interest District from Subarea 7: Vine City Single-Family Residential to Subarea 9: Simpson Mixed-Use; and for other purposes.**

**NPU-L APPROVAL** COUNCIL DISTRICT 3

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

**Z-06-08**-An Ordinance by Zoning Committee to amend the **City of Atlanta Sign Ordinance** so as to **redefine Principal Occupant; and for other purposes.**

**NPU RECOMMENDATION: See attached worksheet**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: 60-DAY DEFERRAL-AUGUST 2006**

**Z-06-42**-An Ordinance by Councilmembers Ivory Lee Young, Jr., Clela Winslow and Kwana Hall to rezone from C-5-C (Central Business Support-Conditional), C-3 (Commercial Residential), C-3-C (Commercial Residential-Conditional) and SPI-1 (Special Public Interest Central Core) to MRC-3-C (Mixed Residential Commercial-Conditional), certain parcels located in the Castleberry Hill Neighborhood; and for other purposes.

**NPU-M – APPROVAL** V COUNCIL DISTRICTS 2, 3 and 4

**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL-CONDITIONAL**

**Z-06-43**-An Ordinance by Councilmembers Ivory Lee Young, Jr., Clela Winslow and Kwana Hall to rezone from C-5-C (Central Business Support-Conditional), C-3 (Commercial Residential), I-1 (Light Industrial) and SPI-1 (Special Public Interest Central Core) to MRC-2-C (Mixed Residential Commercial-Conditional), certain parcels located in the Castleberry Hill Neighborhood; and for other purposes.

**NPU-M – APPROVAL** V COUNCIL DISTRICTS 2, 3 and 4

**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL-CONDITIONAL**

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

**Z-06-40-**An Ordinance to rezone from the R-4 (Single-family residential) District to the R4-A (Single-family residential) District, property located at **2869 Fourth Street, S.E.** fronting approximately 123 feet on the east side of Fourth Street and approximately 121 feet on the south side of 3<sup>rd</sup> Street. Depth: varies. Area: approximately .643 acres.

OWNER: NAHL DEVELOPERS, LLC

APPLICANT: ASAD M. ABDUR-RASHID

NPU-X **DEFERRAL** COUNCIL DISTRICT 12

**STAFF RECOMMENDATION: 60-DAY DEFERRAL – AUGUST 2006**

**ZRB RECOMMENDATION: 60-DAY DEFERRAL – AUGUST 2006**

**Z-06-41-** An Ordinance to rezone from the RL-C (Residential Limited-Commercial) District to the RL-C (Residential Limited-Commercial) District for the purpose of a change of conditions, property located at **1042 Lindbergh Drive, N.E.**, fronting approximately 65 feet on the north side of Lindbergh Drive. Depth: approximately 190 feet. Area: .28 acres. Land Lot 5, 17<sup>th</sup> District.

OWNER: USA PARKING, INC.

APPLICANT: TEFFERA MUCHE

NPU-F **APPROVAL** COUNCIL DISTRICT 6

**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL-CONDITIONAL**

**Z-06-36-**An Ordinance to rezone from the C-1 (Community Business) District and the R-4 (Single family residential) District to the PD-MU (Planned Development-Mixed Use) District, property located at **685-701 Commercial Avenue, N.W. and 2560 Donald L. Hollowell Parkway N.W.(formerly known as Bankhead Highway)** fronting approximately 595 feet on the south side of Donald L. Hollowell Parkway and approximately 438 feet on the east side of Commercial Avenue, approximately 717 feet on the west side of Woods Drive and approximately 135 on the south side and 136 feet on the north side of an unimproved right of way of Woodrow Street. Depth: varies. Area: approximately 11.24 acres. Land Lot 208, 14<sup>th</sup> District, Fulton County, Georgia.

OWNERS: SECOND AVENUE DEVELOPMENT, INC. AND COMMERCIAL AVENUE, LLC/C/O GEE HARVEY

APPLICANT: GEE HARVEY

NPU-J **APPROVAL** COUNCIL DISTRICT 9

**STAFF RECOMMENDATION: 60-DAY DEFERRAL UNTIL AUGUST 2006**

**ZRB RECOMMENDATION: 60-DAY DEFERRAL UNTIL AUGUST 2006**

**Z-06-13/Z-71-169**-An Ordinance to amend Ordinance Z-71-169-S, adopted by the Board of Alderman on December 20, 1971 and approved by the Mayor December 22, 1971 rezoning from the R-3 (Single family residential) and R-4 (Single family residential) Districts to the A-1-C (Apartments-Conditional) District, property located at **3391 Forrest Park Road S.E.**, for the purpose of approving an amended site plan.

OWNER: FRED S. ZOHOURI

APPLICANT: FRED S. ZOHOURI

NPU- Z           **DEFERRAL**           COUNCIL DISTRICT 12

**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**

**ZRB RECOMMENDATION: 60-DAY DEFERRAL UNTIL AUGUST 2006**

**Z-06-07**-An Ordinance to rezone property from the R-5 (Two family Residential) District to the MR4-A-C (Multi-family residential-Conditional) District, property located at **125 Moreland Avenue, S.E.**, fronting approximately 199 feet on the west side of Moreland Avenue and approximately 131 feet on the south side of Kirkwood Avenue. Property is located at the southwest corner of the intersection of Moreland Avenue and Kirkwood Avenue. Depth: varies. Area: 633 acres. Land Lot 13, 14th District, Fulton County, Georgia.

OWNER: LILI PROPERTIES, INC.

APPLICANT: ROBERTO PAREDES

NPU-N           **APPROVAL**           COUNCIL DISTRICT 5

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: CONTINUED TO JUNE 8TH**

**Z-06-21**-An Ordinance to rezone property from the C-I (Community Business) and R-4 (Single family Residential) Districts to the PD-MU (Planned Development-Mixed Use) District, property located at **1753 Peachtree Street, N.E.** fronting approximately 122.54 feet on the east side of Peachtree Road and approximately 349 feet on the north side of Huntington Road. Land Lot 109, 17<sup>th</sup> District Fulton County, Georgia. Depth: varies. Area: approximately 1.14 acres

OWNER: JOEL AND ASSOCIATES, LLC.

APPLICANT: 1753 PEACHTREE, LLC.

NPU E           **DEFERRAL**           COUNCIL DISTRICT 7

**STAFF RECOMMENDATION: FILE**

**ZRB RECOMMENDATION: FILE**

**Z-05-140**-An Ordinance to rezone from the RG-3 (Residential General-Sector 3) District to the MR4-A (Multi-family Residential) District, property located at **499 Northside Circle, N.W.**, fronting approximately 1422.71 feet on the north and west side of Northside Circle. Property is located at the corner of Northside Drive and Northside Circle. Depth: varies. Area: approximately 7.82 acres. Land Lot 147, 17<sup>th</sup> District, Fulton County, Georgia.

OWNER: WINTHROP APARTMENT INVESTORS L.P./AIMCO-GP, INC.

APPLICANT: WINTHROP APARTMENT INVESTORS L.P./AIMCO-GP, INC.

NPU-E           **DENIAL**           COUNCIL DISTRICT 8

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: CONTINUED TO JUNE 8TH**

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

**Z-05-65-**An Ordinance to rezone the portion of the property located at **1821 W. Anderson Avenue, N.W. (Also known as 31 Anderson Avenue, N.W.)** that is zoned R-4 (Single Family Residential) District to the O-I (Office Institutional) District and for other purposes. Land Lot 174, 14<sup>th</sup> District, Fulton County, Georgia.

BY: COUNCILMEMBERS IVORY LEE YOUNG, JR AND MARY NORWOOD  
NPU-J **DEFERRAL** COUNCIL DISTRICT 3

**STAFF RECOMMENDATION: 60-DAY DEFERRAL UNTIL AUGUST 2006**

**ZRB RECOMMENDATION: FILE**

**U-05-22-** An Ordinance to issue a Special Use Permit for a Nursing Home/Rehabilitation Center (Section 16-10.005 (1) (e)) property located at **1821 W. Anderson Avenue, N.W. (Also known as 31 Anderson Avenue, N.W.)** Land Lot 174, 14<sup>th</sup> District, Fulton County, Georgia.

BY: COUNCILMEMBERS IVORY LEE YOUNG, JR AND MARY NORWOOD  
NPU-J **DEFERRAL** COUNCIL DISTRICT 3

**STAFF RECOMMENDATION: 60-DAY DEFERRAL UNTIL AUGUST 2006**

**ZRB RECOMMENDATION: FILE**

**END OF AGENDA**